

178.0

0005

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

572,500 / 572,500

USE VALUE:

572,500 / 572,500

ASSESSED:

572,500 / 572,500


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LEE DANIEL W	
Owner 2: LEE TIMOTHY KWOK	
Owner 3:	

Street 1: 849 EMERSON GARDENS RD

Street 2:

Twn/City: LEXINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02420 Type:

PREVIOUS OWNER

Owner 1: LEWIS FRANCES A/TRUSTEE -

Owner 2: F A L TRUST -

Street 1: 111 VALENTINE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,355 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1946, having primarily Vinyl Exterior and 1016 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5355		Sq. Ft.	Site		0	70.	1.08	7									406,454						406,500	

IN PROCESS APPRAISAL SUMMARY

Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101										5355.000		166,000				406,500		572,500							
Total Card										0.123		166,000				406,500		572,500		Entered Lot Size					
Total Parcel										0.123		166,000				406,500		572,500		Total Land:					
Source: Market Adj Cost												Total Value per SQ unit /Card:		563.48		/Parcel: 563.4				Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID									Parcel ID		178.0-0005-0015.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		Date	
2020	101	FV	166,000	0	5,355.	406,500	572,500	572,500	Year End Roll		12/18/2019	
2019	101	FV	143,500	0	5,355.	406,500	550,000	550,000	Year End Roll		1/3/2019	
2018	101	FV	143,500	0	5,355.	342,600	486,100	486,100	Year End Roll		12/20/2017	
2017	101	FV	143,500	0	5,355.	313,600	457,100	457,100	Year End Roll		1/3/2017	
2016	101	FV	143,500	0	5,355.	267,100	410,600	410,600	Year End		1/4/2016	
2015	101	FV	142,800	0	5,355.	232,300	375,100	375,100	Year End Roll		12/11/2014	
2014	101	FV	142,800	0	5,355.	214,800	357,600	357,600	Year End Roll		12/16/2013	
2013	101	FV	142,800	0	5,355.	204,400	347,200	347,200			12/13/2012	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEWIS FRANCES A	71672-300	1	9/27/2018		608,000	No	No		
LEWIS FRANCES	29756-283		2/3/1999	Convenience		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2000	449	Addition	120,000	C				28X4 ADDITION-12X9

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	MEAS&NOTICE	CC	Chris C
10/16/2008	Meas/Inspect	355	PATRIOT
8/23/2001	Permit Visit	PM	Peter M
1/6/2000	Inspected	264	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	163	PATRIOT
7/30/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 19 - Ranch				Full Bath: 1	Rating: Good														
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 9 - Crawl Space				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall: %				OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good														
Color: LIGHT GREEN				A Kits:	Rating:														
View / Desir:				Fpl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1946	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G4	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION															
Avg Ht/FL: STD	Phys Cond: GD - Good	18. %		Functional:															
Prim Int Wall: 2 - Plaster				Economic:															
Sec Int Wall: %				Special:															
Partition: T - Typical				Override:															
Prim Floors: 3 - Hardwood				Total:	18.6 %														
Sec Floors: %				CALC SUMMARY															
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ:	95.00														
Subfloor:				Size Adj.:	1.35000002														
Bsmnt Gar:				Const Adj.:	0.99989998														
Electric: 3 - Typical				Adj \$ / SQ:	128.237														
Insulation: 2 - Typical				Other Features:	60858														
Int vs Ext: S				Grade Factor:	1.00														
Heat Fuel: 2 - Gas				NBHD Inf:	1.00000000														
Heat Type: 1 - Forced H/Air				NBHD Mod:															
# Heat Sys: 1				LUC Factor:	1.00														
% Heated: 100	% AC: 100			Adj Total:	203892														
Solar HW: NO	Central Vac: NO			Depreciation:	37924														
% Com Wall:	% Sprinkled:			Depreciated Total:	165968														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 178.0-0005-0015.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	10X6	A	AV	1998	0.00	T	16.8	101							
More: N	Total Yard Items:													Total:					